

MEDFORD URBAN RENEWAL AGENCY ADVISORY COMMITTEE MINUTES



Wednesday, February 9, 2022

5:00p.m.

Virtual Meeting

The regular meeting of the Medford Urban Renewal Agency Advisory Committee was called to order at 5:05 p.m. via Zoom, on the above date with the following members and staff present:

Committee members and staff present: Tim D'Alessandro, Sarah Spansail, Bill Boehning, Marie Cabler, Barbara Laskin (arrived at 5:09pm), Caprice Moran, Christian Nelson, Daniel O'Connor, Bob Shand, MURA Executive Director Harry Weiss, MURA Administrative Support Technician David Hernandez.

Committee member EJ McManus was absent.

20. **Approval or Correction of the Minutes of January 12, 2022**

The minutes of January 12, 2022 are approved as submitted.

30. **Oral Requests and Communications from the Audience**

Mr. Bob Shand would like to make the following public comment as a resident of the Liberty Neighborhood. It begins with a quote clipped from an article in the MT titled "The Proposed Beach Creek Sub-Division in Ashland" which reads quote "The eight cottages, to be built on the lots donated to Habitat, will be approximately 800 square feet in size" end quote. "The Liberty Neighborhood has lost no less than 13 Cottage Style homes and those left are commanding a handsome price. There should be a shared interest in building up the "Missing Middle Housing" in the Liberty Neighborhood. Bob Shand 34-year resident and homeowner in The Liberty Neighborhood.

40. **Continued Committee Business**

Mr. Nelson expressed his enthusiasm to hear the newly elected Chair, Mr. D'Alessandro, and Vice-Chair Sarah Spansail briefly convey some of their background and interests about the City of Medford.

Mr. D'Alessandro stated that he was elected in Ward 2 in November 2016 and reelected in the last election. He has a strong interest in the revival of the business community and the preservation of historic buildings in Downtown Medford.

Ms. Spansail said that she was born and raised in Medford and is currently the Councilor in Ward 1. She is excited to see how MURA and the Council can continue to enhance the City of Medford.

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50. Agenda Items

50.1 **532 Putnam Street Development Scenarios**

MURA has acquired three different pieces of land in the Liberty Park neighborhood:

- Property on Central Avenue at the location of the proposed apartment complex
- Parking lot across the street from "Living Waters Church."
- Property on 532 Putnam Street

MURA finalized an agreement with the owner of 815 Putnam Street to acquire a strip of land on his property to complete a 60 by 100-foot lot. When 815 Putnam Street was purchased, one idea was to develop the property to house families while their house was under lead abatement repair. Recently, HUD staff decided it was best to house families in hotel rooms for ten to fifteen days while their home is under lead abatement repair. The Putnam property is currently zoned SFR10, which allows a minimum of one unit or a maximum of two housing units on this property.

House Bill 2001 requires cities with a population greater than 10,000 or within Metro to allow duplexes, triplexes, fourplexes, and cottage court buildings in lands zoned for single-family dwellings within urban growth boundaries. While these mandates will take effect in July of this year, MURA has an opportunity to demonstrate how to approach this next increment of density based on the policy changes in the zoning code mandated by the State.

Mr. Weiss says the Planning Department is creating a new set of guidelines to address allowing triplexes and quadruplexes and changing the threshold for the multi-family policies to start at five housing units and above.

Currently the 815 Putnam property can be developed into the following housing options:

- Single family house. (One Unit)
- Single family house with an accessory dwelling unit. (Two Units)
- Attached duplex. (Two Units)
- Attached duplex that is divided by a property line to allow each duplex to acquire its own accessory dwelling unit. (Four Units)
- Two single family houses. (Two Units)
- Dedicate property to a Habitat project as an affordable home ownership opportunity.

It was a consensus that the Committee would like MURA to develop the 815 Putnam property to accommodate multiple families.

Mr. Bob Shand says he promotes the idea of the 815 Putnam Street property being given to let them develop a multi-story housing dwelling unit for homeownership.

60. Committee Reports

None.

70 Committee Member Remarks

None.

80. Staff Reports

Mr. Weiss stated that the next MURAAC meeting will be Wednesday, March 09, 2022, but will plan to have Committee members take a poll to see if there is a desire to change the day of the MURAAC meetings.

Mr. Shand stated that the sidewalk infill on Beaty Street has been completed. The sidewalk infill on Pine Street is currently being constructed. He also stated that on February 12, 2022, there will be a walkthrough on Pine Street in the Liberty Park Neighborhood from 10:00am to 12:00pm to review traffic calming measures.

90. Adjournment

There being no further business, this Council meeting adjourned at 6:13 p.m.

The City Recorder maintains a recording of these proceedings with the agenda, minutes and documentation associated with this meeting.

David Hernandez
MURA Administrative Support Technician